

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR JANUARY 13, 2010, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:35 p.m. by Mayor Diane McNutt

ATTENDANCE

Members Present: Diane McNutt, Steve Rice, Marico Sayoc, Joanne Talesfore

Absences: Phil Micciche

Staff Present: Wendie R. Rooney, Director of Community Development; Suzanne Davis, Associate Planner

Public: Tim Steele and Richard Trumpler, Sobrato Development; Jim Guthrie, Architect

ITEM 1: 135 Riviera Drive
CDAC Application CD-10-001

Requesting consideration of conceptual plans for renovation and expansion of an existing apartment complex (Riviera Terrace) on property zoned RM:12-20. APNs 529-13-016, 529-09-027, 031 & 034.

PROPERTY OWNER: Sobrato Interest IV

APPLICANT: Tim Steele

Tim Steele presented the proposal noting that the Riviera Terrace Apartments were built in the 60's. There are 123 apartments (102 are one-bedroom and 21 are two-bedroom units). The buildings step up with the terrain and are three stories. The highest building section is about 55 feet. All of the apartments are market rate units. There are no on-site amenities other than a pool. Sobrato is looking for a way to add and justify amenities. In 2001 a CDAC application for the site was submitted that proposed to double the number of units. The main concern was that the project was too dense.

The objective with the revised proposed project is to improve and enhance the property and to add needed amenities. Fifty-six (56) units would be added. Fifty percent would be two-bedroom and 50% would be one-bedroom units. The units would be townhouse style, similar to those at the rear of the Aventino project site. Senior housing could possibly be incorporated. A pool and spa, clubhouse, fitness center and a more prominent project entry at Rushmore would be added. The site slopes gently from west to east. Parking is currently at a 1.33 ratio (spaces/unit). Parking is adequate for the existing apartments. The proposed parking ratio is 1.44 spaces/unit. The County Fire Department reviewed the plans and sees an opportunity to improve and enhance fire access and to provide more hydrants for fire suppression. Sobrato is a good long-term property owner.

Committee Comments:

- The blend between old and new units is important; blend or reface the current buildings
- It is important to blend the architecture; the existing buildings are in need of a facelift
- Consider the interface between the old and new buildings
- Architectural details and character are needed
- Keep in mind that a neighborhood is being created; blending of the architecture is key
- BMP units are a highly desirable component of the plan
- Provide as many affordable units as possible
- Supportive of the site layout
- Stepping the buildings down is desirable
- Retain the open space feel that currently exists
- Access to the adjacent open space along the creek is a great opportunity
- Connections to the trail are desirable
- Keep the ratio of open space to development in mind as plans are developed
- Provide adequate parking
- Parking in the surrounding neighborhood appears to be at capacity; on-site parking needs to accommodate the project
- Traffic is a concern and needs to be addressed
- Support the project concept
- Consider breaking up the new buildings (less linear)
- Preservation of Los Gatos Creek is important
- Contact the Los Gatos School District to discuss project impact
- Noise from Highway 17 needs to be addressed

ADJOURNMENT The meeting was adjourned at 5:20 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, February 10, 2010.

Prepared by:



Wendie R. Rooney
Community Development Director

cc: Planning Commission Chair